

Paul J.

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TRANSFER  
TAX  
PAID

## WARRANTY DEED

Know All Men By These Presents

002410

That **MARDEN, DUBORD, BERNIER & STEVENS**, formerly known as **MARDEN, DUBORD, BERNIER & CHANDLER**, a partnership organized and existing pursuant to the laws of the State of Maine and having a principal place of business at 44 Elm Street, Waterville, Maine, 04901, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by **St. Francis de Sales Federal Credit Union**, a corporation organized and existing pursuant to the laws of the State of Maine and having a principal place of business at 50 Elm Street, Waterville, Maine, 04901, the receipt whereof it does hereby acknowledge, does hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said **St. Francis de Sales Federal Credit Union**, its successors and assigns forever;

A CERTAIN LOT or parcel of land located at the corner of Elm Street and Percival Court in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows; to wit:

COMMENCING at an iron pin located near the intersection of the westerly line of Elm Street and the southerly line of Percival Court in Waterville, Maine; thence South 42 degrees 22 minutes 14 seconds West a distance of thirty (30') feet to an iron pin; thence North 51 degrees 22 minutes 23 seconds West one hundred (100') feet to an iron pin; thence North 42 degrees 22 minutes 14 seconds East to an iron pin; thence South 51 degrees 22 minutes 23 seconds East one hundred (100') feet to the point of beginning.

THE ABOVE DESCRIBED PARCEL of land comprises .07 acres, more or less, and is more particularly shown on a Plan entitled "PLAN OF PROPERTY OF St. FRANCIS de SALES FEDERAL CREDIT UNION, ELM STREET & PERCIVAL COURT, WATERVILLE, MAINE" prepared by K&K Land Surveyors and dated January of 1988. The above described parcel of land is shown on said Plan as proposed land to be deeded to St. Francis de Sales Federal Credit Union.

ALSO CONVEYED HERewith is the title, if any, of the Grantor to any parcel of land located northerly of the above described parcel of land and southerly of the bounds of Percival Court as shown on said Plan.

THE ABOVE DESCRIBED PARCEL of land is a portion and a portion only of the premises described in a Warranty Deed from Alan C. Sherman to Marden, Dubord, Bernier & Chandler dated February 15, 1984 and recorded in the Kennebec County Registry of Deeds in Book 2655 at Page 268.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said **St. Francis de Sales Federal Credit Union**, its successors and assigns, to it and their use and behoof forever.

AND it does COVENANT with the said Grantee, its successors and assigns, that it is lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors shall and will WARRANT and DEFEND the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, it, the said **MARDEN, DUBORD, BERNIER & STEVENS** has caused this instrument to be signed by Stephen F. Dubord, a partner, thereunto duly authorized, this 5th day of February, 1988.

Signed, Sealed and Delivered  
in the presence of

*Pamela Jean Wentworth*

**MARDEN, DUBORD, BERNIER & STEVENS**

BY

*Stephen F. Dubord*

Stephen F. Dubord, Esq.

A Partner

Duly Authorized

STATE OF MAINE  
COUNTY OF KENNEBEC

Date: February 5, 1988

Personally appeared the above named Stephen F. Dubord, a partner of said **MARDEN, DUBORD, BERNIER & STEVENS**, and acknowledged the above instrument to be his free act and deed and the free act and deed of said Partnership.

Before me,

Pamela Jean Wentworth  
Notary Public  
Print Name Pamela Jean Wentworth  
My Commission Expires 7/88

RECEIVED KENNEBEC SS.  
1988 FEB 10 AM 9:00  
RECORDED FROM ORIGINAL